



Corporate Report

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DATE: June 9, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 29, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Proposed Housekeeping Amendments -
Mississauga Zoning By-law 0225-2007
City of Mississauga
Bill 51

Public Meeting **Wards 1-11**

RECOMMENDATION: That the Report dated June 9, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be received for information.

BACKGROUND: Mississauga Zoning By-law 0225-2007 was passed by Council on June 20, 2007. Since the intent of the Comprehensive Zoning By-law Review was to ensure the new Zoning By-law remains up to date and in conformity with Mississauga Plan, regular housekeeping amendment reports are proposed to deal with technical amendments to the new Zoning By-law. The first Housekeeping Amendment, By-law 0325-2008, was passed by Council on September 10, 2008.

COMMENTS: Since the approval of Zoning By-law 0225-2007, clarifications of wording and minor typographical errors have been identified that require amendments to the new Zoning By-law. Amendments are proposed to modify or expand the Definitions, General Provisions

and Parking regulations sections of the By-law as required. Changes have also been made to the Residential, Commercial, City Centre, Employment and Buffer Zones. The details of these amendments are outlined in Appendix I-1 to this report and are minor in nature. Of note are items as outlined below, which are cross-referenced with Appendix I-1 in parenthesis:

Private Club

The definition of "Private Club" is proposed to be expanded to add educational uses to the existing list of permitted uses (social, cultural, athletic, recreational club or fraternal organization) to accommodate some of the social services that may be provided by cultural or community groups but funded by Citizenship and Immigration Canada (CIC) such as Language Training and Settlement Programs and Services. Although some of these services are permitted as office uses, ESL or other instructional uses may not be permitted. The amendment to this definition should assist in the delivery of these programs.

Charity Drop Boxes

General provisions have been added to regulate the location and use of charity drop boxes within the City. This use will only be permitted in Commercial and Employment Zones and will not be permitted to encroach into a landscaped area or any required parking area.

Entryway Feature

The list of permitted uses for a Buffer Zone has been expanded to permit an entryway feature on blocks of land that are dedicated to the City.

CONCLUSION:

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

ATTACHMENTS: Appendix I-1 - Proposed Housekeeping Amendments (#2) to
Zoning By-law 0225-2007

original signed by

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Marianne Cassin, Manager Zoning By-law Review

Proposed Housekeeping Amendments (#2) to Zoning By-law 0225-2007

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
Part 1 : Administration, Interpretation, Enforcement and Definitions			
1.	Sentence 1.1.2.3.2 Exception Zones and Exception Zone Schedules	An Exception Zone Schedule, where used, contains details such as the boundaries of the subject property, building envelopes, required setbacks and height limitations, amongst other regulations. The provisions of an Exception Zone Schedule take precedence over the provisions of the Exception Zone, Base Zone Schedule , Base Zone <i>Provisions</i> , Zone Category General Provisions, General Zone Provisions and/or Definitions unless otherwise stated. <i>Where dimensions are not indicated on an Exception Zone Schedule, the regulations of the Exception Zone, Base Zone Provisions, Zone Category General Provisions, General Zone Provisions and/or Definitions shall apply.</i>	Clarifies order of precedence.
2.	Subsection 1.1.13 Zoning Certificate	Zoning Certificate <u>Certificate of Occupancy</u> The use of land, building or structure for industrial, commercial, public or institutional purposes within The Planning Area, shall not be changed without having first applied for and obtained a Zoning Certificate <u>Certificate of Occupancy</u> from the Zoning Administrator.	Matches with wording in the <i>Planning Act</i> .
Section 1.2 - Definitions			
3.	Section 1.2 - Definitions	" Active Recreational Use " means <u>an outdoor area, with or without an accessory building or structure</u> , a building, structure or part thereof and/or outdoor area , used for, but not limited to, athletic fields, athletic facilities, field houses, club houses, bleachers, swimming pools , splash pads, marinas , skating rinks, tennis courts, bowling greens, curling rinks, arenas and trails . An accessory pro shop and/or snack bar, <u>a curling rink, an arena and a swimming pool</u> shall also be permitted.	Clarifies the distinction between active recreational use and recreational establishment.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
4.	Section 1.2 - Definitions	"Convenience Retail and Service Kiosk" means a building, structure or part thereof, accessory to a motor vehicle service station, a gas bar, a motor vehicle wash facility - <u>commercial motor vehicle</u> or a motor vehicle wash facility - restricted , with a maximum gross floor area of 300 m ² , and where goods may be stored or offered for sale, and may include as accessory thereto a take-out restaurant excluding seating, not exceeding a gross floor area of 30 m ² , a banking machine and/or drive-through window. (0325-2008)	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.
5.	Section 1.2 - Definitions	"Dwelling Unit Depth" means the depth measured from the outside of the front wall to the outside of the rear wall inclusive of an attached garage but exclusive of any structures below the first storey <u>in the front or rear yard(s)</u> . (0325-2008)	Clarifies where underground structures are excluded in the calculation of dwelling unit depth.
7.	Section 1.2 - Definitions	"Gazebo" means a freestanding unenclosed structure .	Clarifies that a gazebo may be attached to another structure.
8.	Section 1.2 - Definitions	"Gross Floor Area (GFA) - Non-Residential" <u>(6) accessory outdoor tank</u>	Adds note (6) to the list of exclusions for gross floor area - non-residential.
9.	Section 1.2 - Definitions	"Gross Floor Area (GFA) - Restaurant" means the sum of the areas of each storey above or below established grade <u>of a restaurant, convenience restaurant and/or take-out restaurant</u> , measured from the exterior of outside walls or from the mid-point of common walls , but excluding storage areas and motor vehicle parking below established grade . (0325-2008)	Clarifies that this definition applies to all types of restaurants.
10.	Section 1.2 - Definitions	"Group Home" means a supportive housing facility located within a detached dwelling dwelling unit that is occupied by four (4) to eight (8) persons, exclusive of staff and/or receiving family, who <u>where persons</u> live as a unit under responsible supervision consistent with the requirements of its occupants, which may or may not be licensed or approved by the Province of Ontario, but excludes a supportive housing facility that provides accommodation and care for any other purpose including the observation, detention and rehabilitation of offenders or ex-offenders.	Provisions moved to Subsection 4.1.18 Group Home.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
11.	Section 1.2 - Definitions	"Through Lot" means a lot other than a corner lot having a lot line on two (2) streets or two (2) private roads, or any combination thereof where the two (2) streets are opposite one another.	Addresses all configurations of a through lot.
12.	Section 1.2 - Definitions	"Exterior Side Lot Line" means the lot line, other than the front or rear lot line, that divides the a corner lot from the street or private road.	Clarifies that "exterior side lot line" applies to a corner lot.
13.	Section 1.2 - Definitions	"Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles" means a building, structure, outdoor area or part thereof, for the sale, rental or leasing of new or used commercial motor vehicles exceeding 3 000 kg in weight, and may include accessory thereto a motor vehicle repair facility - commercial motor vehicle, motor vehicle body repair facility - commercial motor vehicle and the sale of commercial motor vehicle parts and equipment with no outdoor storage of parts and materials. (0325-2008)	Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle.
14.	Section 1.2 - Definitions	"Parking Lot" means a parking area on a lot or portion thereof, where motor vehicles less than or equal to 3 000 kg in weight are parked on a temporary basis for a period of not more than 14 days and a fee may or may not be charged.	Clarifies that a parking lot is a parking area that must be constructed of a stable surface.
15.	Section 1.2 - Definitions	"Private Club" means a building, structure or part thereof, for a social, cultural, athletic or recreational club, or fraternal organization, or community or educational uses, that is not operated for profit.	Expands the list of uses permitted in a private club to include community or educational uses.
16. (6.,28., 31.,32., 73.)	Section 1.2 - Definitions	"Retail Centre"	Deleted as a definition. Parking regulations moved to Sentence 3.1.1.10.1. This revision includes removing the bolding from the term "retail centre" since it is no longer a defined term.
	Section 1.3 - Illustrations	Illustration No. 5 - Typical Hammerhead Configuration - Revised to show minimum 0.6 m setback from a hammerhead to a side lot line and to remove minimum 5.2 m setback to the front garage face.	Clarifies the dimensions of a hammerhead driveway configuration.

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT / EXPLANATION	
Part 2 : General Provisions					
17.	Table 2.1.2.2.3 - Propane Storage Tank	Line 1.4	No propane storage tank shall be located on a lot abutting a Residential, <i>City Centre or C4 Zone</i> .		Ensures that propane storage tanks cannot be located on lots adjacent to a City Centre or C4 Zone, which may contain residential uses.
		Line 1.6	<i>No propane storage tank with an aggregate capacity in excess of 7 571 litres shall be located within 120.0 m of a City Centre or C4 Zone.</i>		Ensures that propane storage tanks of a certain size cannot be located within 120.0 m of zones that may contain residential uses.
18.	Table 2.1.9.4- Day Care	Line 2.2	Minimum setback of a parking area to a Residential Zone	4.5 m	The setback of a parking area to a Residential Zone is regulated in Base Zones.
19.	Table 2.1.9.5- Essential Emergency Service	Line 2.3	<i>An essential emergency service in a D zone shall also comply with the regulations of the I zone.</i>		Establishes setback regulations for an essential emergency service use in a D zone.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION						
20.	Article 2.1.9.6 Community Centre, Community Athletic Field and/or Library	<p>Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library</p> <p>In addition to the provisions contained in Parts 1 to 3 of this By-law, a community centre, community athletic field, <u>public walkway</u> and/or library shall comply with the provisions contained in Table 2.1.9.6 - Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library.</p> <p>Table 2.1.9.6 - Community Centre, Community Athletic Field, <u>Public Walkway</u> and/or Library</p> <table border="1" data-bbox="428 574 1314 906"> <tr> <td data-bbox="428 574 569 797">Line 1.0</td> <td data-bbox="569 574 978 797">A community centre, community athletic field, <u>public walkway</u> and/or library is permitted in only these zones</td> <td data-bbox="978 574 1314 797">R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones</td> </tr> <tr> <td data-bbox="428 797 569 906">Line 2.0</td> <td data-bbox="569 797 978 906">A community athletic field and <u>public walkway</u> is <u>are</u> also permitted in these zones</td> <td data-bbox="978 797 1314 906">PB1, PB2, <u>B</u> and U zones</td> </tr> </table>	Line 1.0	A community centre, community athletic field, <u>public walkway</u> and/or library is permitted in only these zones	R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones	Line 2.0	A community athletic field and <u>public walkway</u> is <u>are</u> also permitted in these zones	PB1, PB2, <u>B</u> and U zones	A public walkway has been added to clarify where this use is permitted.
Line 1.0	A community centre, community athletic field, <u>public walkway</u> and/or library is permitted in only these zones	R1 to R16, RM1 to RM9 and RA1 to RA5, O, C1 to C4, CC1 to CC4, CCOS, E1, E2, E3, OS1, OS2 and I zones							
Line 2.0	A community athletic field and <u>public walkway</u> is <u>are</u> also permitted in these zones	PB1, PB2, <u>B</u> and U zones							
21.	Article 2.1.9.9 Parking Attendant Booth	<p>Parking/<u>Security</u> Attendant Booth</p> <p>In addition to the provisions contained in Parts 1 and 2 of this By-law, a parking/<u>security</u> attendant booth shall comply with the provisions contained in Table 2.1.9.9 - Parking/<u>Security</u> Attendant Booth.</p> <p>Table 2.1.9.9 - Parking/<u>Security</u> Attendant Booth</p> <table border="1" data-bbox="428 1166 1314 1343"> <tr> <td data-bbox="428 1166 569 1343">Line 1.0</td> <td data-bbox="569 1166 978 1343">A parking/<u>security</u> attendant booth is permitted only in these zones</td> <td data-bbox="978 1166 1314 1343">RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones</td> </tr> </table>	Line 1.0	A parking/ <u>security</u> attendant booth is permitted only in these zones	RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones	Clarifies that a security attendant booth, as well as a parking attendant booth would be permitted as of right, in these zones.			
Line 1.0	A parking/ <u>security</u> attendant booth is permitted only in these zones	RM4, RM9, RA1 to RA5, O, C1 to C5, CC1 to CC4, CCOS, E1 to E3, OS1 to OS3, U and I zones							

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
22.	Subsection <u>2.1.28</u> <u>Charity Drop Boxes</u>	<p><u>Charity Drop Boxes</u></p> <p><u>2.1.28.1</u> <i>Charity drop boxes shall only be permitted in Commercial and Employment Zones.</i></p> <p><u>2.1.28.2</u> <i>Minimum setback of a charity drop box from a Residential Zone shall be 6.0 m.</i></p> <p><u>2.1.28.3</u> <i>A charity drop box shall be located outside of any required landscaped area.</i></p> <p><u>2.1.28.4</u> <i>A charity drop box shall not be located on any required parking area or obstruct any required parking space.</i></p>	This new provision will permit charity drop boxes in Commercial and Employment Zones, subject to regulations.
Part 3: Parking, Loading and Stacking Lane Regulations			
23.	Sentence 3.1.1.1.5 General Parking Regulations	For the calculation of required residential parking, where a resident and/or visitor component is applicable, the appropriate <i>resident and visitor</i> rate or ratio shall be calculated for each component, added, then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.	Clarifies that resident and visitor parking is calculated and rounded separately.
24.	Article 3.1.1.10 General Parking Regulations Sentence <u>3.1.1.10.1</u>	<p>Gross Floor Area – Non-Residential Deductions for a Retail Centre</p> <p><i>A retail centre shall include permitted Retail, Service, Office, Hospitality or Entertainment/Recreation uses identified in Table 6.2.1 of this By-law or a University/College, occupying three (3) or more separated units on one (1) property in a C1 to C3 zone, where the gross floor area - non-residential is primarily used for permitted uses that require a parking regulation of 5.4 spaces per 100 m² GFA - non-residential or less, as identified in Part 3 of this By-law.</i></p>	Parking regulations were moved from Definitions to General Parking Regulations.

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT / EXPLANATION	
	Sentence <u>3.1.1.10.2</u>	For the calculation of required parking for a retail-centre <i>retail centre</i> , in addition to any deductions permitted by the definition of gross floor area - non-residential , an enclosed pedestrian mall and any corridor not open to the public and used by more than one (1) tenant of the building and may be deducted from the total gross floor area - non-residential prior to calculating required parking.			
25.	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Line 26.0	Motor Vehicle Body Repair Facility, Motor Vehicle Repair Facility - <u>Commercial Motor Vehicle</u>, Motor Vehicle Repair Facility - Restricted	4.3 spaces per 100 m ² GFA - non-residential , of which 50% of the required spaces may be tandem parking spaces	Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle.
26.	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Line 29.0	Motor Vehicle Wash Facility - <u>Commercial Motor Vehicle</u>, Motor Vehicle Wash Facility - Restricted	4.0 spaces per wash bay, of which 2.0 spaces can be located at vacuum stations, plus a stacking lane ⁽²⁾	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT / EXPLANATION	
27.	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Line 32.0	Overnight Accommodation	0.8 space per guest room; plus 10.0 spaces per 100 m ² GFA - non-residential used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, <i>kitchens</i> , <i>laundry rooms</i> , washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation	Clarifies that kitchens and laundry rooms would be excluded from the gross floor area - non-residential calculation.
29.	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Note (4)	Manufacturing Facility (Multiple Occupancy Mixed Use Building) a building(s) occupied by more than one (1) occupant, <i>located on (1) lot</i> , primarily used for manufacturing, warehouse/distribution and/or wholesaling facilities , but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities. (0325-2008)	Clarifies that the parking requirement is for an entire lot, not each building on a lot.	
30.		Note (5)	Warehousing/Distribution Facility, Wholesaling Facility (Multiple-Occupancy Building) a building(s) occupied by more than one (1) occupant, <i>located on one (1) lot</i> , where the primary function of all occupants is warehousing, distribution or wholesaling.		

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION	
33.	Sentence 3.1.5.1.1 Stacking Lane Regulations	A stacking lane associated with a convenience restaurant, convenience retail and service kiosk, financial institution, motor vehicle wash facility - <u>commercial motor vehicle</u> or a motor vehicle wash facility - restricted shall be provided in accordance with Table 3.1.5.1.1 - Required Number of Stacking Lane Parking Spaces.	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.	
	Table - 3.1.5.1.1 Required Number of Stacking Lane Parking Spaces	Line 5.0 Motor Vehicle Wash Facility - <u>Commercial Motor Vehicle</u>		10 spaces per wash bay
	Sentence 3.1.5.1.4 Stacking Lane Regulations	A stacking lane associated with a motor vehicle wash facility - <u>commercial motor vehicle</u> or motor vehicle wash facility - restricted shall be measured from the entrance to the wash bay.		
Part 4: Residential Zones				
34.	Article 4.1.2.5 Accessory Buildings and Structures	<i>For the purpose of Subsection 4.1.2, a building or structure, other than an attached garage, that is connected to a dwelling by an underground corridor or hallway, or by a corridor or hallway above grade with a width less than 5.0 m at any point, shall be considered an accessory building or structure.</i>	Clarifies that where a building or structure is connected to a dwelling with a tunnel or hallway, it is considered an accessory structure.	
35.	Sentence 4.1.9.1.1 Driveways and Parking	<i>Where a driveway width includes a required aisle, the maximum driveway width shall not apply.</i>	Clarifies the driveway width where there is an aisle.	
36.	Subsection 4.1.18 Group Home	A group home is <i>shall only be</i> permitted within a detached dwelling in a Residential Zone subject to the following:	Clarifies that a group home shall only be permitted within a detached dwelling.	
	Article 4.1.18.2	<i>A group home shall be occupied by a maximum of eight (8) persons, exclusive of staff and/or receiving family.</i>	This provision was moved from the definition of group home.	

B/L	SECTION NUMBER	PROPOSED REVISION			COMMENT / EXPLANATION
37.	Sentence <u>4.2.5.51.7</u> Exception: R4-51	<u>4.2.5.51.7</u>	<u>Minimum number of parking spaces per mobile home or land lease community home</u>	<u>1.0</u>	Provides a parking standard for a mobile home or a land lease community home.
38.	Table 4.4.1 R8 to R11 Permitted Uses and Zone Regulations	Line 7.2 <u>7.1</u>	Front garage face		Corrects typographical error.
39.,40. 41.,42. 43.,44. 45.,46. 47.,48. 49.,50. 51.	Sentence (#) Exceptions: R10-1, R10-2, R10-3, R10-5, R10-8, R10-9, R10-10, R11-1, R11-4, R11-5, R11-6, R11-7, R11-9	The regulations of Lines 5.0 and 12.1 to 12.3 contained in Table 4.4.1 of this By-law shall not apply			Reinstates maximum lot coverage where the Exception Zone regulations do not apply.
52.	Table 4.7.1 R16 Permitted Use and Zone Regulations	Line 11.4	Maximum encroachment of a balcony , window, chimney, heating and/or air conditioning equipment , pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required rear yard (0325-2008)	1.0 m ⁽²⁾	Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions.
53.	4.8.3.51 Exception: RM2-51	In a RM2- 51 zone the permitted uses and applicable regulations shall be as specified for a RM2 zone except that the following uses/regulations shall apply:			Corrects typographical error.
54.	Table 4.9.1 RM3 Permitted Uses and Zone Regulations	Line 11.5	Maximum encroachment of a balcony , window, chimney, heating and/or air conditioning equipment , pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required rear yard (0325-2008)	1.0 m ⁽²⁾	Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions.

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION		
55.	Table 4.12.1 RM6 Permitted Uses and Zone Regulations	Line 12.5	Maximum encroachment of a balcony , window, chimney, heating and/or air conditioning equipment , pilaster or corbel, window well, and stairs with a maximum of three (3) risers, into the required rear yard (0325-2008)			1.0 m ⁽³⁾	Maximum encroachment of heating and/or air conditioning equipment is regulated in the Residential General Provisions.	
Part 6: Commercial Zones								
56.	Sentence <u>6.2.4.7.4</u> Exception: C3-7	<u>6.2.4.7.4</u>	<u>Minimum number of parking spaces per mobile home</u>			<u>1.0</u>	Provides a parking standard for a mobile home.	
57.	Sentence 6.2.4.11.8 Exception: C3-11	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.11.10 <u>6.2.4.11.11 and 6.2.4.11.12</u> of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store				Clarifies the uses that are included in mixed use development.		
58.	Sentence 6.2.4.11.10 Exception: C3-11	Motor Vehicle Repair Facility - <u>Restricted</u> accessory to a motor vehicle retail store		5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces		Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.		
	Sentence 6.2.4.11.11 Exception: C3-11	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)		80	65		100	100
	Sentence 6.2.4.11.12 Exception: C3-11	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)		80	100		100	30

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION	
59.	Sentence 6.2.4.28.7 Exception: C3-28	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.28.9 <u>6.2.4.28.10 and 6.2.4.28.11</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store				Clarifies the uses that are included in mixed use development.	
60.	Sentence 6.2.4.28.9 Exception: C3-28	Motor Vehicle Repair Facility - <u>Restricted</u> accessory to a motor vehicle retail store	5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces			Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.	
	Sentence 6.2.4.28.10 Exception: C3-28	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100		100
	Sentence 6.2.4.28.11 Exception: C3-28	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100		30
61.	Sentence 6.2.4.29.7 Exception: C3-29	Mixed use development means a combination of any two or more uses contained in Tables 6.2.4.29.9 <u>6.2.4.29.10 and 6.2.4.29.11</u> of this Exception, of which retail uses include: retail stores, financial institutions, motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store				Clarifies the uses that are included in mixed use development.	

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION		
62.	Sentence 6.2.4.29.9 Exception: C3-29	Motor Vehicle Repair Facility - <u>Restricted</u> accessory to a motor vehicle retail store		5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces		Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.		
	Sentence 6.2.4.29.10 Exception: C3-29	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)		80	65		100	100
	Sentence 6.2.4.29.11 Exception: C3-29	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)		80	100		100	30
63.	Subclauses 6.2.4.31.1 (1.5), (1.6), (1.9) Exception: C3-31	(1) E2 uses contained in Subsection 8.2.1 of this By-law, except: (1.5) Motor Vehicle Body Repair Facility (1.6) Motor Vehicle Repair Facility (1.9) Motor Vehicle Wash Facility				These uses are not permitted in an E2 zone, and therefore do not need to be excluded.		
64.	Sentence 6.2.4.51.14 Exception: C3-51	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.51.16 <u>6.2.4.51.17</u> and <u>6.2.4.51.18</u> of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - <u>restricted</u> accessory to a retail store or motor vehicle retail store				Clarifies the uses that are included in mixed use development.		

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION	
65.	Sentence 6.2.4.51.17 Exception: C3-51	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a retail store or motor vehicle retail store)	80	65	100	100	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.51.18 Exception: C3-51	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a retail store or motor vehicle retail store)	80	100	100	30	
66.	Sentence 6.2.4.53.7 Exception: C3-53	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.53.9 <u>6.2.4.53.10</u> and <u>6.2.4.53.11</u> of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store				Clarifies the uses that are included in mixed use development.	

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION	
67.	Sentence 6.2.4.53.10 Exception: C3-53	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100	100	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.53.11 Exception: C3-53	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100	30	
68.	Sentence 6.2.4.57.10 Exception: C3-57	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.57.12 <u>6.2.4.57.13</u> and <u>6.2.4.57.14</u> of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store				Clarifies the uses that are included in mixed use development.	

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION	
69.	Sentence 6.2.4.57.13 Exception: C3-57	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100	100	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.57.14 Exception: C3-57	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100	30	
70.	Sentence 6.2.4.58.9 Exception: C3-58	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.58.11 <u>6.2.4.58.12</u> and <u>6.2.4.58.13</u> of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store				Clarifies the uses that are included in mixed use development.	

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION	
71.	Sentence 6.2.4.58.12 Exception: C3-58	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	65	100	100	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted.
	Sentence 6.2.4.58.13 Exception: C3-58	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - <u>restricted</u> accessory to a motor vehicle retail store)	80	100	100	30	
72.	Sentence <u>6.2.5.19.4</u> Exception: C4-19	<u>6.2.5.19.4</u>	<i><u>Parking requirements for an apartment hotel shall comply with the rental apartment dwelling regulations contained in Table 3.1.2.1 of this By-law</u></i>			Provides a parking standard for an apartment hotel defined in the Exception.	
74.	Sentence <u>6.2.5.49.4</u> Exception: C4-49	<u>6.2.5.49.4</u>	<i><u>Parking requirements for an apartment hotel shall comply with the rental apartment dwelling regulations contained in Table 3.1.2.1 of this By-law</u></i>			Provides a parking standard for an apartment hotel defined in the Exception.	
Part 7: City Centre Zones							
75.	Article <u>7.1.4.6</u> Uses Accessory to a Permitted Use in CC2, CC3 and CC4 Zones	<u>7.1.4.6</u>	<i><u>The minimum separation distance from a Residential Zone contained in Lines 1.0 and 3.0 of Table 2.1.2.1.1 of this By-law shall not apply to RA1 to RA5 zones.</u></i>			Permits accessory restaurant or take-out restaurant in a CC2 to CC4 zone within 60.0 m of a RA1 to RA5 zone.	

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION	
76.	Table 7.2.1 - CC1 to CC4 and CCOS Permitted Uses and Zone Regulations	Line 1.0	ZONES					
			CC1 <i>City Centre</i> - Retail Core Commercial	CC2 <i>City Centre</i> - Mixed Use	CC3 <i>City Centre</i> - Mixed Use Transition Area	CC4 <i>City Centre</i> - Mixed Use	CCOS City Centre - Open Space	Clarifies that the CC1 to CC4 and CCOS zones are City Centre zones
Part 8: Employment Zones								
77.	Article 8.1.2.1 Accessory Uses in Employment Zones	An accessory use shall only be permitted accessory to an office building or medical office building and shall be contained wholly within the building or structure used for an office and/or medical office office building or medical office building .					Clarifies where accessory uses are permitted.	
78.	Sentence 8.1.2.1.1 Accessory Uses in Employment Zones	In an E1 and E2 zone, Permitted accessory uses shall include laboratories and associated facilities for medical diagnostic and dental purposes, medical supply and equipment store, day care, restaurant, take-out restaurant, pharmacy, motor vehicle rental facility, retail store less than 600 m² and a personal service establishment. In an E1 zone, permitted accessory uses shall also include a restaurant and take-out restaurant.					A restaurant and take-out restaurant are permitted uses in an E2 zone and therefore don't need to be listed in the list of accessory uses for an E2 zone, but should be included for an E1 zone.	
79.	Sentence 8.1.2.1.2 Accessory Uses in Employment Zones	In an E1 and E2 zone, A maximum of 20% of the total gross floor area - non-residential used for an of an office building or medical office building may be used for accessory uses .					Clarifies that office or medical office means an office building or medical office building.	
80.	Sentence 8.1.2.1.3 Accessory Uses in Employment Zones	A day care shall <i>only be permitted in an E1 and E2 zone</i> , subject to the provisions contained in Subsection 2.1.23 of this By-law. (0325-2008)					Clarifies that an accessory day care is not permitted in an E3 zone.	

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
81.	Article 8.1.3.1 Accessory Retail Sales and/or Accessory Retail Display in Employment Zones	In an E1 to E3 zone, a maximum of 20% of the total gross floor area - non-residential of a Business Activity use contained in Table 8.2.1 of this By-law, may be used for accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products, other than motor vehicles , which are manufactured, repaired, warehoused or distributed at wholesale from the premises, which are manufactured within a manufacturing facility, repaired within a repair establishment, wholesaled within a wholesaling facility, provided that such accessory retail sales, leasing and/or rental, accessory retail display and/or installation of products is contained wholly within an enclosed building, structure or part thereof.	Clarifies that retail uses are only permitted accessory to the primary use of a building for manufacturing, repair or wholesaling, warehouse/distribution.
82.	Article 8.1.7.4 Outdoor Storage and Outdoor Display E3 Zones	Where there are no buildings , or structures on a lot and the lot is used for outdoor storage for a permitted use contained in Table 8.2.1 of this By-law, the minimum front yard and exterior side yard requirements of the E3 zone regulations shall apply.	Clarifies the regulations for outdoor storage in an E3 zone.
83.	Article 8.1.10.1 Regulations for Motor Vehicle Service Uses in an Employment Zone	A building, structure or part thereof, used for a gas bar, motor vehicle service station, motor vehicle wash facility - restricted, or motor vehicle wash facility - <u>commercial motor vehicle</u> , shall comply with the regulations contained in Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone. (0325-2008)	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT / EXPLANATION	
84.	Table 8.1.10.1 - Regulations for Motor Vehicle Service Uses in an Employment Zone	Line 1.2	Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u>	45.0 m		Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle.	
		Line 1.3	Interior lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u> in combination with any other permitted use	60.0 m			
		Line 1.5	Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u>	60.0 m			
		Line 1.6	Corner lot used for a motor vehicle wash facility - restricted or motor vehicle wash facility - <u>commercial motor vehicle</u> in combination with any other permitted use	70.0 m			
85.	Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations	ZONES		E1 Employment in Nodes	E2 Employment	E3 Industrial	
		Line 2.4.3	Motor Vehicle Repair Facility - <u>Commercial Motor Vehicle</u>		✓	✓	Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and should not be permitted in an E2 zone.

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
			ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial	
86.	Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations						
		Line 2.4.6	Motor Vehicle Wash Facility - <u>Commercial Motor Vehicle</u>		✓	✓	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and should not be permitted in an E2 zone.
87.	Sentence <u>8.2.2.10.13</u> Exception: E1-10	<u>8.2.2.10.13</u>	<u>Minimum number of parking spaces per 100 m² gross floor area - non-residential for a retail-warehouse</u>			<u>1.6</u>	Provides a parking standard for a retail-warehouse.
88.	Subclauses 8.2.3.2.1 (1.1 to 1.4) Exception: E2-2	(1)	C3 uses contained in Subsection 6.2.1 of this By-law, except: (1.1) Motor Vehicle Wash Facility - Restricted (1.2) (1.1) Motor Vehicle Rental Facility (1.3) Motor Vehicle Service Station (1.4) Gas Bar				These uses are not permitted in a C3 zone, and therefore do not need to be excluded.
89.	Clause 8.2.3.2.2 (8) Exception: E2-2	(8)	Motor Vehicle Repair Facility				Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and is not permitted in an E2 zone.
90.,91. 93.,94. 95.,96. 97.,100. 103.,104. 109.,111. 112.,114. 116.,117. 120.,121. 122.	Exceptions: E2-3, E2-4, E2-6, E2-7, E2-9, E2-10, E2-14, E2-21, E2-24, E2-26, E2-54, E2-55, E2-56, E2-57, E2-61, E2-67, E2-98, E2-99 E2-111	(#) (#)	Motor Vehicle Repair Facility Motor Vehicle Wash Facility				Motor vehicle repair facility has been replaced with motor vehicle repair facility - commercial motor vehicle and is not permitted in an E2 zone. Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and is not permitted in an E2 zone.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
92.	Sentences 8.2.3.4.2 - 8.2.3.4.4 Exception: E2-4	8.2.3.4.2 — The provisions contained in Subsection 8.1.4 of this By-law shall not apply 8.2.3.4.3 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply 8.2.3.4.4 ₂ Minimum front yard where the opposite 20.0 m side of the street on which the lot fronts is in a Residential Zone	Clarifies that an accessory dwelling unit for a caretaker is permitted and outdoor storage is limited to 5%.
98.	Sentence 8.2.3.14.2 Exception: E2-14	Regulation 8.2.3.14.2 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply	Clarifies that outdoor storage is limited to 5%.
99.	Sentence 8.2.3.17.3 Exception: E2-17	8.2.3.17.3 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply	Clarifies that outdoor storage is limited to 5%.
101.	Sentence 8.2.3.21.2 Exception: E2-21	Regulation 8.2.3.21.2 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply	Clarifies that outdoor storage is limited to 5%.
102.	Clause 8.2.3.23.1(3) Exception: E2-23	(3) Motor Vehicle Repair Facility - <u>Restricted</u>	Motor vehicle repair facility has been replaced with motor vehicle repair facility - restricted in this Exception.
105.	Sentence 8.2.3.26.3 Exception: E2-26	8.2.3.26.3 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply 8.2.3.26.4 ₃ Minimum setback of buildings, structures 13.7 m or parts thereof, to Highway 401	Clarifies that outdoor storage is limited to 5%.
106.	Sentence 8.2.3.35.4 Exception: E2-35	8.2.3.35.4 — The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply	Clarifies that outdoor storage is limited to 5%.

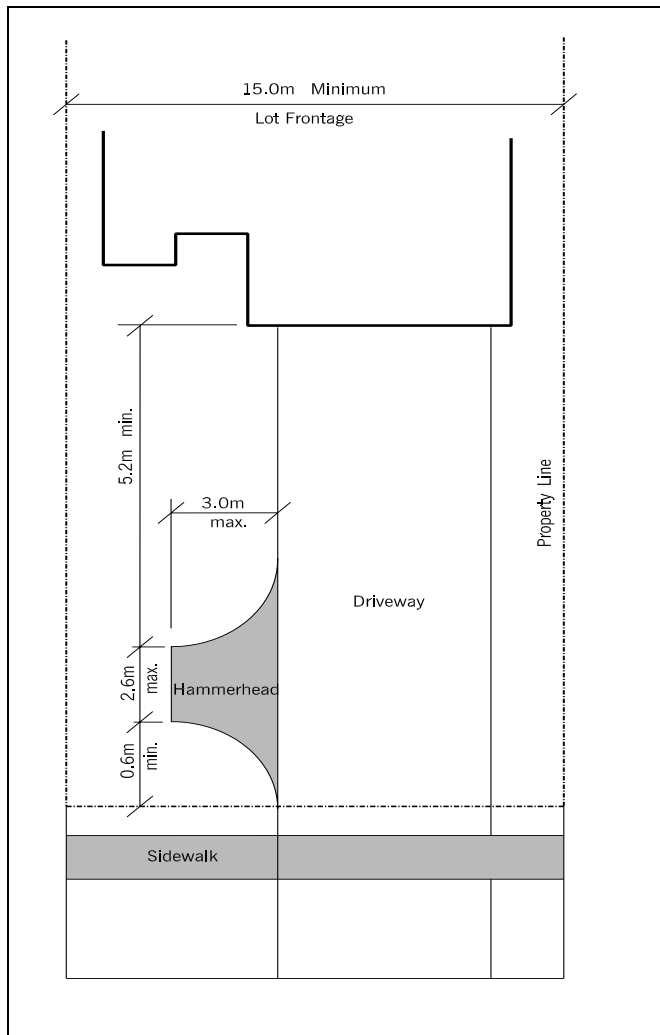
B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION	
107.	Sentence 8.2.3.49.4 Exception: E2-49	8.2.3.49.4 The provisions contained in Sentence 8.1.5.1.1 <u>Subsection 8.1.5</u> of this By-law shall not apply	Corrects typographical error.	
108.	Clause 8.2.3.51.2(7) Exception: E2-51	(7) Motor Vehicle Repair <u>Facility - Restricted</u>	Motor vehicle repair has been replaced with motor vehicle repair facility - restricted in this Exception.	
110.	Sentence 8.2.3.54.3 Exception: E2-54	8.2.3.54.3 The provisions contained in Sentence 8.1.5.1.1 <u>Subsection 8.1.5</u> of this By-law shall not apply	Corrects typographical error.	
113.	Sentences 8.2.3.56.2 - 8.2.3.56.3 Exception: E2-56	8.2.3.56.2 The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply 8.2.3.56.3 ₂ Minimum setback where the opposite side of the street is a Residential Zone 30.0 m	Clarifies that outdoor storage is limited to 5%.	
115.	Sentences 8.2.3.58.2 - 8.2.3.58.3 Exception: E2-58	8.2.3.58.2 The provisions contained in Sentence 8.1.5.1.1 of this By-law shall not apply 8.2.3.58.3 ₂ The regulations of Line 5.1 contained in Table 8.2.1 of this By-law shall not apply	Clarifies that outdoor storage is limited to 5%.	
118.	Sentence 8.2.3.84.1 Exception: E2-84	Minimum lot frontage - corner lot used for a motor vehicle wash facility or motor vehicle wash facility - restricted	70.0 m	Motor vehicle wash facility has been replaced with motor vehicle wash facility - commercial motor vehicle and is not permitted in an E2 zone.
	Sentence 8.2.3.84.2 Exception: E2-84	Minimum lot frontage - interior lot used for a motor vehicle wash facility or motor vehicle wash facility - restricted	60.0 m	

B/L	SECTION NUMBER	PROPOSED REVISION					COMMENT / EXPLANATION
119.	Sentence 8.2.3.96.2 Exception: E2-96	8.2.3.96.2 The provisions contained in Sentence 8.1.5.1.1 <u>8.1.5.1.1</u> of this By-law shall not apply					Corrects typographical error.
123.	<u>8.2.3.115</u> Exception: E2-115	<u>8.2.3.115</u>	<u>Exception: E2-115</u>	<u>Map # 43W</u>	<u>By-law:</u>	Reinstates the zoning from By-law 5500.	
<i>In an E2-115 zone the applicable regulations shall be as specified for an E2 zone except that the following uses/regulations shall apply:</i>							
<u>Permitted Uses</u>							
		<u>8.2.3.115.1</u> <i>Lands zoned E2-115 shall only be used for the following:</i> <u>(1) Gas Bar</u> <u>(2) Motor Vehicle Wash Facility - Restricted</u>					
124.	Table 9.2.1 - OS1 to OS3 Permitted Uses and Zone Regulations	Line 1.0	ZONES	OS1 <u>Open Space</u> - Community Park	OS2 <u>Open Space</u> - City Park	OS3 <u>Open Space</u> - Cemetery	Clarifies that the OS1 to OS3 Zones are Open Space Zones.
125.	Table 10.2.1 - G1 and G2 Permitted Uses	Line 1.0	ZONES	G1 <u>Greenbelt</u> - Natural Hazards	G2 <u>Greenbelt</u> - Natural Features		Clarifies that the G1 and G2 Zones are Greenbelt Zones.
Part 12: Other - Utility, Institutional, Development, Buffer and Airport Zones							
126.	Table 12.4.2 - B Zone Permitted Uses		ZONE			B	Adds an entryway feature as a permitted use in the B zone.
		Line <u>2.4</u>	<i>Entryway Feature</i>			✓	

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
127.	12.4.3.1 Exception: B-1	12.4.3.1 Exception: B-1 Map # 29 By-law: 0286-2008 In a B-1 zone the permitted uses and applicable regulations shall be as specified for a B-zone except that the following uses/regulations shall apply: Additional Permitted Use 12.4.3.1.1 (1) Entryway Feature	An entryway feature has been added as a permitted use in the B zone; therefore, the B-1 Exception is no longer required.
Format			
128.	Format for Housekeeping Bylaw	The greyed out text, identified in Items 1 to 127 inclusive of this Bylaw, is for information purposes only and does not form part of the amendments contained in this By-law.	Clarifies the format used to identify the amendments in the Housekeeping By-law.
Part 13: Zoning Maps			
129.	Map 27	Change the zoning of the northerly portion of Community Park 189 (Golden Orchard Park) from R3 to OS1.	Change to reflect the actual extent of the lands owned by the City for Golden Orchard Park.
130.	Map 29	Change the zoning of the separate parcels containing an entryway feature on Eglinton Avenue West at Confederation Parkway from B-1 to B.	The B zone is being amended to add an Entryway Feature as a permitted use; therefore the B-1 Exception Zone is not required.
131.	Map 38W	Change the zoning of the portion of Greenbelt Park 250 (Carolyn Creek) that is along the railway tracks north of Eglinton Avenue West from R5 to B.	The B zone reflects the use of this portion of the Carolyn Creek Park as a buffer between the railway tracks and the adjacent detached residential development.
132.	Map 40W	Change the zoning of the additional lands acquired in August 2007 for the Mississauga Transit office and garage on Professional Court from E2 to E2-39.	Change to reflect the extent of the lands owned by the City for the Mississauga Transit office and garage.
133.	Map 43W	Change the zoning of the lands at the southwest corner of Derry Road East and Kennedy Road from E2-52 to E2-115 to permit a gas bar and car wash.	Change to reflect the existing use of the lands and the zoning under By-law 5500.
134.	Map 44W	Change the zoning of the lands on the south side of Old Derry Road from R10-1 to R10-3.	Change to correct a mapping error.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT / EXPLANATION
135.	Map 45E	Change the zoning of the portions of land at the westerly end of Upper rive Court that are City-owned from R10-1 and G2-1 to G1.	Change to reflect the existing use of the lands as part of the greenbelt area in conformity with the Greenbelt designation in Mississauga Plan.
136.	Map 49E	Change the zoning of the portion of lands to the west of Airport Road from E2-38 to U.	Change to reflect the extent of the lands owned by Mississauga Hydro for a transformer station.
137.	Map 53W	Change the zoning of the lands north of Kentchester Place, Westbridge Way and Fengate Drive from R3-36 to R4-36.	Change to correct a mapping error.
138.	Map 55	Change the zoning of the lands on the west side of Corrine Crescent from R4-54 to R4-49.	Change to correct a mapping error.
139.	Map 56	Change the zoning of the lands on the east side of Windhaven Drive from RM1-22 to RM2-22.	Change to correct a mapping error.
140.	Map 56	Change the zoning of the lands on the west side of Edenwood Drive from R4-49 to R4.	Change to correct a mapping error.

EXISTING



PROPOSED

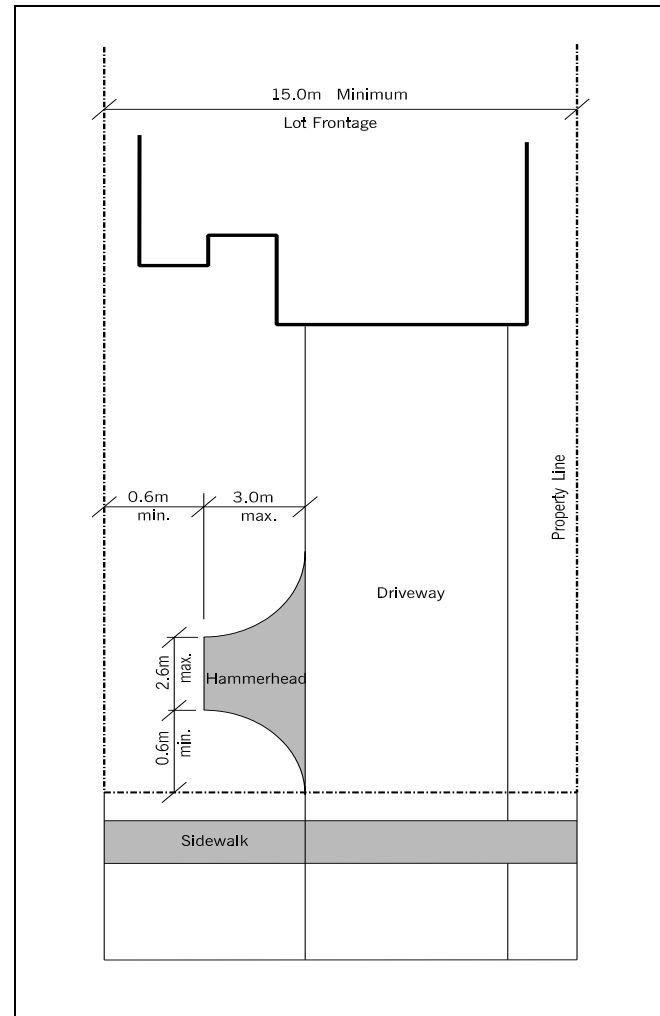


Illustration No. 5 TYPICAL HAMMERHEAD CONFIGURATION

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

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